

Village of Fall Creek
Minutes of Public Hearing & Plan Commission Meeting
March 28, 2019

1. **Call to Order:** 6:30 p.m., Village Hall Meeting Room, 122 E. Lincoln Ave., Fall Creek
2. **Pledge to Flag**
3. **Roll Call:** Members Present: Helen Hartmann, Curt Strasburg, Curt Van Auken, Tom Williamson, Dane Zook. Members Absent: Chairman Chester Goodman. Staff Present: Deputy Clerk Joan Drehmel.
 - **MOTION** (Strasburg/Van Auken) to appoint Dane Zook as Acting Chairman. PASSED, without negative vote.
4. **Certify Open Meeting Law Requirements Have Been Met:** A notice of the meeting and an agenda was posted in the three public places & newspapers were notified, a notice of the public hearing was published in the newspaper.
5. **Adopt Agenda:**
 - **MOTION** (Williamson/Strasburg) to adopt the agenda as printed. PASSED, without negative vote.
6. **Consider Sign Permit in Downtown Business District @ 102 E Lincoln Avenue:** Loren Duda's permit was reviewed. The dimensions and location of the sign remain the same, the only change was the new name of the bar.
 - **MOTION** (Williamson/Van Auken) recommending approval of sign permit. PASSED, without negative vote.
7. **Public Hearing Re: Amendments to Village Ordinances:** Acting Chairman Zook opened the public hearing at 6:33 p.m. There was no public comment.
 - A. **Zoning § 268-79 through 91 Wellhead Protection:** This amendment repeals the current ordinance, recreating it to remove Well #2 (which has been abandoned) and include Well #3 & #4 (which went on-line in January).
 - B. **Zoning § 268-46 through 56 Wireless Telecommunications Facilities:** This amendment repeals and recreates the current ordinance. In October 2018, AT&T applied for permission to install equipment on the existing tower. At that time it was discovered that the current ordinance was not enforceable due to changes to state laws.
 - C. **Zoning § 268-43.B. Signs:** The current sign ordinance needed to include the newly created R5 Residential and Light Commercial Mixed-Use District in § 263-43.
 - D. **Zoning § 268-12.B. Fences:** The current fence ordinance did not address fences in properties zoned agricultural.
 - E. **Zoning § 268-29. Downtown Business District:** The current ordinance did not include this district.
 - F. **Zoning § 268-3. Definitions, Adult Day Care Facility:** The current code book did not address adult day care facilities. The closest definition referred to nursing homes, rest homes or convalescent homes.
 - G. **Zoning § 268-23 R2 and R3 District, Adult Day Care Facility as Conditional Use:** The current code book places nursing homes, rest homes, or convalescent homes in R2 (two-family) and R3 (multi-family) districts as a conditional use. The amendment will treat adult day care facilities the same.
8. **Consider Amendments to Village Ordinances:**
 - **MOTION** (Strasburg/Hartmann) recommending approval of zoning ordinance amendments as presented. PASSED, without negative vote.
9. **Adjourn:**
 - **MOTION** (Strasburg/Hartmann) @ 6:47 p.m. PASSED, without negative vote.